

Erewash Borough Council

**Strategic Housing Land Availability
Assessment (SHLAA)**

Summary report

November 2022

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1.0 Introduction

- 1.1 The Erewash Strategic Housing Land Availability Assessment (SHLAA) forms an important part of the Borough Council's evidence on the availability and location of potential housing sites across Erewash.
- 1.2 The need for local planning authorities to maintain an up-to-date evidence base around the availability of housing comes from national planning guidance and specifically **Paragraph 68** of the National Planning Policy Framework (July 2021). This requires councils to have a clear understanding of the land available in their area through the preparation of a SHLAA.
- 1.3 The NPPF also expects local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement from an adopted Local Plan that is less than five years old. Alternatively, if the adopted Local Plan is older than five years then the housing requirement should be drawn from the area's local housing need figure.
- 1.4 For Erewash Borough, the current Local Plan (the Erewash Core Strategy) was adopted in March 2014. This makes the housing requirements set out by the Plan out-of-date. More information about Erewash's housing requirements and the position in respect of whether the Council is able to demonstrate a five-year supply of deliverable housing land can be found in the accompanying **Five-Year Land Supply Position Paper**. This calculates the Borough's local housing need as part of the standard method, accounting for any additional supply required as a consequence of past poor rates of delivery as shown through the Housing Delivery Test.
- 1.5 The previous Erewash SHLAA was published back in December 2019, just prior to the commencement of the Core Strategy Review which began in January 2020. This reported a **3.43-year supply** of deliverable housing land, and when combined with the consistent underdelivery of new housing supply over several years in the Borough, was a significant driver in the need to embark upon a review of the Local Plan.

2.0 Approach to 2022 SHLAA

- 2.1 The Borough Council has worked with other Greater Nottingham councils since 2019 in developing and keeping under review a framework establishing how SHLAAs should be undertaken. This has seen a consistent approach taken to the way housing land is identified and assessed across the Nottingham Core Housing Market Area.
- 2.2 The common methodology employed by the councils in their individual SHLAA reviews can be [accessed here](#).

2.3 The methodology offers an insight into the manner in which councils have appraised individual sites that appear in each of the SHLAAs. It provides helpful schedules which provide information about the factors councils will look for when considering a site's availability, suitability and achievability prior to reaching a conclusion on whether it is deliverable, developable or not suitable to contribute towards current or future housing supply. Each council has produced an Appendix to the methodology which includes data which applies to only their area and this is also available to access at the link provided in 2.2.

2.4 Information about the other contributing elements of supply to the Council's assessed housing land figure can be found in the 5YLS position paper referred to at 1.4 above.

3.0 Erewash 2022 SHLAA

3.1 Work to produce the 2022 SHLAA commenced shortly after the beginning of the current 2022-23 year. This enabled officers to finalise annual housing monitoring work and update the Council's data around planning permissions, completions and lapses that occurred within 2021-22.

3.2 A comprehensive cleansing of the existing SHLAA database by officers allowed the addition of new information and data referred to above to be incorporated into the 2022 SHLAA. In total, of the 369 sites included in the assessment, approx. 150 sites benefit from a live planning permission.

3.3 As ever, a number of site submissions were made to the Council between the publishing of the 2019 and 2022 SHLAAs which were held securely on file until the review of the SHLAA began. Each of these sites were assessed, utilising the site-based information supplied alongside each submission, and incorporated into the final 2022 SHLAA.

3.4 Due to this version of the SHLAA being published at the same time as the Council formally submitting the Core Strategy Review to the Planning Inspectorate for independent examination, it reflects the large portfolio of sites which have been put forward for consideration at each of the various stages of the Core Strategy's review. All sites which have been submitted as part of duly made representations feature within the 2022 SHLAA and are referenced accordingly in the assessment documents.

3.5 A number of style and format changes have been made between the new and previous versions of the SHLAA. Previous iterations of the SHLAA have incorporated a thumbnail map showing the site and any relevant land-use designations. This approach has been altered, with the thumbnails removed to allow for a more user-friendly SHLAA site assessment document. Mapping

of all sites to show their boundaries will now solely be accessible from the Council's open-source mapping system which is available to access from the Council's [main website](#).

- 3.6 Alternatively, all sites assessed in the 2022 SHLAA have been plotted using open-source software. This provides the location of the site, but unlike the Borough Council's mapping, does not show the site boundaries. It does however provide details of individual site assessments. It is available to [access here](#).
- 3.7 Site assessments themselves appear across three separate documents. Assessments are presented based on their location within the Borough. Individual documents exist for the Ilkeston, Long Eaton and Rural sub-areas.
- 3.8 This document will utilise the way SHLAA sites have been presented, with data and information structured around the three Erewash sub-areas. This corresponds with the housing requirements set out by **Strategic Policy 1: Housing** of the Borough's Core Strategy Review. The policy establishes the distribution of the Borough's plan-wide housing requirement, with 700 homes to be provided within the Long Eaton sub-area, 1,400 within Ilkeston and 350 within the rural parts of Erewash. This is supplemented with provision from the four planned housing allocations on Green Belt land and a new settlement at South Stanton.

4.0 Key findings and data

- 4.1 This section will present several tables which help to show the results and key performance data derived from the 2022 SHLAA exercise.

Table 4.1.1 – breakdown of sites:

Development period	Ilkeston	Long Eaton	Rural	Total
0-5 years	52	53	49	154
6-10 years	4	7	2	13
11-15 years	3	2	0	5
Beyond 15 years	20	19	38	76
Non-Deliverable & Developable	40	45	36	121
Total	119	126	124	369

Table 4.1.2 – overall position:

Development period	Ilkeston	Long Eaton	Rural	Total
Units 0-5 years	930	358	577	1,865
Units 6-10 years	1,116	98	350	1,564
Units 11-15 years	983	146	2	1,131
Units 0-15 years	3,029	602	929	4,560
Units Beyond 15 years	982	1,207	4,311	6,500
Units non-Deliverable & Developable	2,285	2,916	20,749	26,158
Units non-deliverable & developable and beyond 15 years	3,267	4,123	25,060	32,558
Total units	6,296	4,725	25,989	37,010

Table 4.1.3 – percentage of 0-15 years position (4,560 units):

Development period	Ilkeston	Long Eaton	Rural	Total
Units 0-5 years	20%	8%	13%	41%
Units 6-10 years	24%	2%	8%	34%
Units 11-15 years	22%	3%	0%	25%
Units 0-15 years - total	66%	13%	20%	100%

Table 4.1.4 – site status (only for sites contributing supply to 0-15 years):

Site status	Ilkeston	Long Eaton	Rural	Total
Brownfield	1,279 (28%)	564 (12.4%)	73 (1.6%)	1,916 (42%)
Greenfield	1,750 (38.4%)	23 (0.5%)	849 (18.6%)	2,622 (57.5%)
Mixed	0 (0.00%)	15 (0.3%)	7 (0.2%)	22 (0.5%)

Table 4.1.5 – density per hectare (only for sites contributing supply to 0-15 years):

Site status	Ilkeston	Long Eaton	Rural	Average density
Brownfield	84.95	70.71	40.98	71.14
Greenfield	30.64	36.80	25.41	29.14
Mixed	N/A	27.86	19.24	23.07
Ave density	65.78	60.47	29.43	51.75

Table 4.1.6 – number of sites (all sites, regardless of assessment outcome):

All sites	Ilkeston	Long Eaton	Rural	Total
Number of sites	119	126	124	369
Percentage of sites	30%	32%	38%	100%

5.0 Conclusions:

- 5.1 The production of the SHLAA 2022 represents an extensive exercise which has assessed 369 individual sites across Erewash.
- 5.2 In total, the Council have identified deliverable and/or developable land which could deliver 4,560 units in a 0-15 year period. When the influence of windfall provision is considered which has consistently contributed a sizeable component of new housing in Erewash over a long period of time, it is likely that in reality, this figure will be increased to ensure the Council can demonstrate a sufficient supply of housing land exists to meet its plan-wide requirement of 5,800 new homes to be delivered by 2037.